

BOARD OF MADISON COUNTY COMMISSIONERS
February 20, 2009 SPECIAL MEETING MINUTES

On Friday, February 20, 2009, a special meeting of the Board of Madison County Commissioners came to order at 10:20 a.m. in the Commissioners' Conference Room of the Madison County Courthouse in Virginia City, Montana, with Commissioners Jim Hart, Vice Chair, and Marilyn Ross present. Holly Barney, Fill-in Assistant, was present to take minutes.

Those people in attendance at the meeting were Judy Melin, Rick Schlenker, Jason Davis, Jim Jarvis and those on the attached list.

Madison Valley Manor Exterior Renovation: Rick Schlenker and Jason Davis, Schlenker and McKittrick Architects, P.C. met with the Board to discuss several projects. For the Madison Valley Manor Exterior Renovation project, Rick and Jason presented several siding options. The first option included horizontal lap siding for the lower portion of the exterior and shingle siding for the gable portions. The second option also included horizontal siding below, but substituted board and batten siding for the higher sections. All of the siding materials would be a pre-finished, cement based siding that is long lasting and durable. Other parts of the project would include composite roofing and as many window and sliding glass door replacements as the budget would allow. Both Rick and Jason emphasized that their designs would give a more inviting and residential look to the building. The board decided the better design choice for the building would be the first option and gave a time line of putting the project out to bid in mid-March, starting construction in June and completing by October. The board will meet with Rick and Jason again on March 10, 2009, at 1:00 p.m. before putting the project out for public bid.

TRMCC Grant Status and Expansion Options: Rick Schlenker and Jason Davis, Schlenker and McKittrick Architects, P.C. discussed the current status of the Tobacco Root Mountains Care Center Expansion project. The project would include additional craft rooms, a new kitchen, a fire suppression system, and new administrative offices. It would also create more elbow room in the area currently occupied by administrative spaces. The Board discussed funding for the project including a federal appropriation of \$142,000, a pending Community Development Block Grant of \$450,000, and a loan of \$1.2 million. Rick and Jason believe the project will cost about \$2.2 to 2.4 million and would be completed in two phases. The Board is concerned about securing funding and trying to get the building fire suppression compliant before they are mandated in 2012. Another possible funding option could be the national stimulus monies. Marilyn stated she would call Judy Tilman and check into stimulus funds.

Commission Chairman David Schulz joined the meeting at 11:20 a.m.

Madison County Courthouse Expansion & Options: Rick Schlenker and Jason Davis, Schlenker and McKittrick Architects, P.C. briefly presented the board with three options for expanding the Court House. Jim Jarvis, Planner II, was present for this portion of the meeting. The first option would be a small addition onto the south end of the Courthouse. This addition would include elevators, ADA approved restrooms, additional vault space and additional Treasurer storage. The cost for this option would be \$1.6 million and would include renovating the Sheriff's office and installing a fire suppression system. The second option would be a much larger addition and would add approximately 4,040 square feet of usable office space. The cost for this option would be approximately \$2.6 million. The third option presented would be to do the larger addition, but not renovate the rest of the court house. This option would cost about \$2 million.

Luncheon with Staff and Continued Discussion of Courthouse Facility Needs: Those on the attached list were present for this portion of the meeting. Rick Schlenker and Jason Davis, Schlenker and McKittrick Architects, P.C. gave presentations of the different options for expanding the Courthouse. Rick stated that they were trying to find the best long-term solution for the County. All the employees in attendance for this portion of the meeting said they would rather see the larger addition built. Also discussed was the possibility that none of the County offices would be in the current location sometime in the future. Kathleen Mumme, Deputy Clerk and Recorder, asked how much space the Lee House purchase created. David Schulz explained that the Lee House will likely only allow the County to vacate the Pankey House and the School. Kathleen also asked if the County would need a bond to pay for the addition. Vicki Tilstra, Chief Financial Officer, stated that she didn't think a bond would be needed and that funding could come from the Capital Improvements fund or possibly stimulus monies. Peggy Kaatz, Clerk and Recorder, asked if the smaller addition could be built and then expanded later. Rick Schlenker stated this was a possible, but expensive solution. Donna Gilman, Sanitarian's Clerk, asked if the fire suppression system was mandated. David Schulz stated that it was not. Rick Schlenker added the sprinklers are recommended because many historical buildings that are lost are due to fire. Karen Miller, Sheriff's Office Clerk, suggested if the larger addition was done, it would give the county plenty of time to decide if they wanted to seek a new location for all county offices or only the jail. Sheriff Dave Schenk stated that he thought the ADA access and vault space were more critical than building a new jail.

With no further business the meeting was adjourned at 1:30 p.m.

The next regular Commission Meeting will be held on February 24, 2009, beginning at 9:00 a.m. in the Commissioners Conference Room at the Madison County Courthouse in Virginia City, Montana.

David Schulz, Chairman
Board of Madison County Commissioners

Date Approved: March 3, 2009

Minutes prepared by:

Holly Barney, Fill-in Assistant

Peggy Kaatz, Clerk and Recorder, Madison County